159.0	0002	0003.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,190,300 / 1,190,300
					USE VALUE: 1,190,300 / 1,190,300
					ASSESSED: 1,190,300 / 1,190,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
138		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACKINNON PIERRE D & KAREN E
Owner 2:	
Owner 3:	
Street 1:	138 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ:
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHAVES AGNELO J/MARIA DEFATIMA -
Owner 2:	TRS/CHAVES TRUST -
Street 1:	138 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 2674 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9000.000	707,300		483,000	1,190,300
Total Card	0.207	707,300		483,000	1,190,300
Total Parcel	0.207	707,300		483,000	1,190,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.21 | /Parcel: 445.2

Legal Description

User Acct

266009

GIS Ref

GIS Ref

Insp Date

10/16/08

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0002-0003.0

!14896!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	707,300	0	9,000.	483,000	1,190,300	1,190,300	Year End Roll	12/18/2019
2019	101	FV	543,100	0	9,000.	483,000	1,026,100	1,026,100	Year End Roll	1/3/2019
2018	101	FV	543,100	0	9,000.	407,100	950,200	950,200	Year End Roll	12/20/2017
2017	101	FV	543,100	0	9,000.	372,600	915,700	915,700	Year End Roll	1/3/2017
2016	101	FV	543,100	0	9,000.	317,400	860,500	860,500	Year End	1/4/2016
2015	101	FV	529,100	0	9,000.	276,000	805,100	805,100	Year End Roll	12/11/2014
2014	101	FV	529,100	0	9,000.	255,300	784,400	784,400	Year End Roll	12/16/2013
2013	101	FV	529,100	0	9,000.	242,900	772,000	772,000		12/13/2012

PRINT

Date	Time
12/11/20	04:40:47

LAST REV

Date	Time
08/24/16	07:49:37

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14896

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAVES AGNELO J	65225-104		4/16/2015		1,075,000	No	No		
CHAVES AGNELO J	45386-325		6/13/2005	Family	1	No	No		
TIMPERIO NICOLA	45230-405		5/23/2005		845,000	No	No		
TIMPERIO NICOLA	43529-273		8/18/2004	Portion-Asst	649,000	No	No		subdivision of 134 wachusett a

USER DEFINED

Prior Id # 1:	105371
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2015	982	Re-Roof	6,400		7/21/2015			Strip and re-roof.
2/27/2008	159	Addition	22,600			G9	GR FY09	12X18 SUNROOM(EFP)
9/14/2004	864	New Buil	150,000			G6	GR FY06	NEW 2.5 STY SF 2CR

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2016	Sales Review	PT	Paul T
11/4/2015	Permit Insp	PC	PHIL C
10/16/2008	Meas/Inspect	189	PATRIOT
11/25/2005	MLS	HC	Helen Chinal
5/23/2005	Inspected	BR	B Rossignol
2/28/2005	Fieldrev-Chg	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.77	7									483,002				G6	1.	483,000	

Total AC/HA:	0.20661	Total SF/SM:	9000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	483,002	Spl Credit		Total:	483,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08969843
Const Adj.:	0.99989998
Adj $ / SQ:	136.199
Other Features:	152872
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	716597
Depreciation:	9316
Depreciated Total:	707281

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

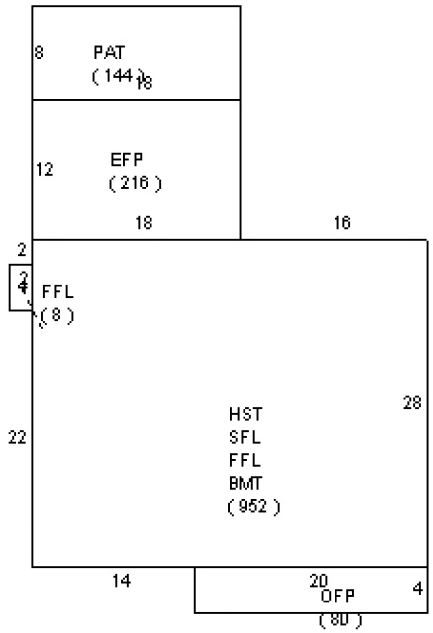
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.14
Special Features:	0	Val/Su Net:	187.12
Final Total:	707300	Val/Su SzAd	296.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	960	136.200	130,751
BMT	Basement	952	50.850	48,409
SFL	Second Floor	952	136.200	129,661
HST	Half Story	476	136.200	64,831
EFP	Enclos Porch	216	39.830	8,602
PAT	Patio	144	4.850	699
OFP	Open Porch	80	37.120	2,970
	Net Sketched Area:	3,780	Total:	385,923
Size Ad	2388	Gross Are	4256	FinArea 2674

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	